

Applicant	Michael Corea, Lake Ridge Key Plat	
Request	Plat Approval	
Location	1200 NE 18 th Avenue	
Legal Description	A portion of Tract 3, Lake Park, Unit 1, P.B. 23, P. 36, together with Lots "6 C", "7 C", and "8 C", Lake Ridge Addition, P.B. 34, P. 14.	
Property Size	30, 100 sq. ft. or 0.691 acres	
Zoning	RC-15	
Existing Use	Residential	
Future Land Use Designation	Residential-Medium (15units/acre)	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 5	
Other Required Approvals	City Commission, by Resolution	
Applicable ULDR Sections	Sec. 47-25.2, Adequacy, Sec. 47-24.5Plat/ Subdivision	
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner	Name and Title	Initials
	Michael B. Ciesielski, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
Authorized By		
Approved By	Marc LaFerrier, AICP, Planning & Zoning Director	

Request:

The applicant proposes to plat this property in order to build nine (9) townhomes on the site.

Property/Project Description:

This 30, 100 sq. ft. parcel of land is located at 1200 NE 18th Avenue. There are presently eight (8) units on site. The land use designation is Residential-Medium.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires the City to be consistent with Broward County regulations for platting.

Staff Determination:

The plat was reviewed by the Development Review Committee (DRC) on March 22, 2005 and all comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager have been obtained, with the conditions that, prior to City Commission submittal, the applicant provide revised plat drawings that show a ten (10') foot wide sidewalk and utility easement be included along the western boundary of the plat for facilities and that "plat limits" on all lines are labeled as such.

Pursuant to Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three acres property per one thousand (1,000) residents, or a cash equivalent value, prior to receiving sign-off of the Plat by the Planning & Zoning Board Chairman. The applicant has made a payment of seven thousand five hundred and sixty dollars (\$7,560) towards a Parks and Open Space Impact Fee to the City of Fort Lauderdale's Parks and Recreation Department. This amount represents the cash equivalent value contribution as required under Section 47-25.2.F.

Planning & Zoning Board Review Options:

The applicant has submitted a narrative outlining how this proposed plat complies with Section 47-25.2, *Adequacy Regulations* and Section 47-25.4, *Subdivision Regulations*. These narratives are attached as **Exhibits 1 and 2**. The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of these Sections and shall forward its recommendation to the City Commission.

Should the Planning and Zoning Board determine that this plat meets those provisions, staff recommends that the following condition be included,

1. Prior to City Commission submittal, the applicant provide revised plat drawings that show a ten (10') foot wide sidewalk and utility easement be included along the western boundary of the plat for facilities and that "plat limits" on all lines are labeled as such.

PZ6-P-05/06-15-05MBC